



Maritime Properties
...leading the way with distinction

Landlord Letting Information Brochure



Maritime Properties

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Letting Your Property

Letting your property can be a very stressful and demanding task, Maritime Properties are here to help take the headache out of renting and managing your property. Whilst our experienced and award winning lettings team will always be on hand to guide you through your legal and financial obligations. If you are a landlord you have come to the right place!

Our services are completely tailored to the needs of each and every landlord, to ensure the best level of service is being delivered to the individual client.



Experience

We have an experienced lettings team that will handle the process from start to finish with minimal fuss for the landlord. We pride ourselves on our extensive knowledge of the local area, combining this with the vast experience of our staff you can be assured that your property is in the right hands.

Expert Advice

We are always available to guide you through every step of the rental process, from; advising on the market rent, arranging all marketing to minimise void periods and maximising your return on investment, sourcing responsible tenants who are fully referenced.

Hassle Free

Should you choose us to manage your property, you will be assigned with a dedicated property manager who you and your tenants will be able to liaise with as we feel this enables us to provide a more personalised and detailed service. We will provide you as a landlord with monthly rental statements and also provide you with quarterly inspection reports with photographs.



Lettings Based Services

Maritime Properties have a variety of property rental services. We take great care and pride in the services that we offer, you can be assured that your every need will be catered for. We are an award winning lettings agent in the SE10 area as voted by an independent review website allagents.co.uk.



Why Choose Us? _____

- 99% of all rents being paid on time over the last five years.
- 83.7% of properties let within seven days.
- Extensive experience, of property market.
- The company is built on relationships not volume of clients.
- We achieve maximum rent with minimal delay.
- Award winning letting agent. Number 1 in SE10 for 2013.
- Your property will receive maximum exposure via our extensive on-line and off line marketing.

Let Only

Let & Fully Managed

Rent Guarantee

Our basic service is a let only service or find a tenant service. This will include the following:

- Sourcing a suitable tenant.
- Agreeing terms, between you as a landlord and prospective tenants.
- Carrying out full and thorough reference and credit checks on all applicants.
- Drawing up a legally binding Assured Shorthold Tenancy, between you and the tenant.
- Arranging a suitable moving in date for you and the tenant.
- Arrange a inventory and return signed copy to the landlord.
- Collection of initial rent and deposit. With deposit secured and monies remaining to be forwarded.
- Registering new tenants for all applicable utilities and council tax after taking up to date meter readings.



Property Management

Maritime Properties specialise in offering our clients a fully comprehensive management service. We understand that renting your property and managing it can be a daunting experience, which is why our focus ensures that we uplift such a burden throughout our relationship. Our team at Maritime Properties look to relieve this extra load from the landlord, using our experience and specialism in property management. We cater for all types of properties.



Let Only

Let & Fully Managed

Rent Guarantee

Our property management service, is a comprehensive management service, that allows the landlords to enjoy their rental investment without having to deal with the nitty gritty and everyday stresses that come along with owning buy to let properties. This service includes all the services from our let only package with the following extra services:

- ✔ Rent collection and accounting.
- ✔ Payment of outgoings.
- ✔ Property inspections and visits.
- ✔ Ensure a good upkeep of the property and carry out effective and low cost maintenance if required.
- ✔ Furnishing and refurbishment
- ✔ Ensuring that your investment is performing as it should by ensuring it is being managed effectively.



Maritime Properties specialise in offering our clients a fully comprehensive management service. We understand that renting your property and managing it can be a daunting experience, which is why our focus ensures that we uplift such a burden throughout our relationship. Our team at **Maritime Properties** look to relieve this extra load from the landlord, using our experience and specialism in property management. We cater for all types of properties, ranging from small studio flats to large houses and even commercial premises, ranging from £400 per month to beyond the £10,000 mark per month. For your peace of mind, and as a contingency, we have enlisted a fully qualified 24 hour call out maintenance team dedicated to emergencies, who are also on standby ready to resolve any issues, swiftly and hassle free.

We currently manage a portfolio with a capital worth in excess of **£30 million** and an annual rent collection in excess of **£2 million**. We also manage portfolios on behalf of our corporate clients and whether your property portfolio is small or fast growing, we can design a package to suit you and your properties perfectly. We are constantly updating our management service to meet the needs of landlords and tenants to ensure our clients are extremely satisfied from every angle.

Rental Guarantee

Want to secure your rental investment, with a guaranteed rent option?

Maritime Properties offers buy to let investors the opportunity to secure their rental investment from two to five years, with a guaranteed rental product. This means you will no longer have to deal with chasing rental payments, the possibility of any void periods and even agent fees. Maritime Properties will become your tenant and pay you your rent on time every month. What's more, the **rent will be guaranteed to you at the market rate.**

In order to take up this option Maritime Properties requires properties to be up to certain standards, in order for us to be able to offer you the guarantee. You can contact our leasing options team for further information on standards.



Proven Track Record

We currently manage a portfolio with a capital worth in excess of £30 million and an annual rent collection in excess of £2 million. We also manage portfolios on behalf of our corporate clients and whether your property portfolio is small or fast growing, we can design a package to suit you and your properties perfectly.



Adaptive Service

We are constantly updating our management service to meet the needs of landlords and tenants to ensure our clients are extremely satisfied from every angle. We have learnt that most professional and corporate tenants prefer to have the property managed by a letting agent to ensure a smooth tenancy, which is the reason why more and more of our landlords are choosing to switch to our management service.



Specialists in Property Management

For your peace of mind, and as a contingency, we have enlisted a fully qualified 24 hour call out maintenance team dedicated to emergencies, who are also on standby ready to resolve any issues, swiftly and hassle free. Our well suited packages offer exceptional value for money, and allow the landlord to spread the cost of finding a tenant and the management of the property over the course of the tenancy to make the payments more manageable in a restraining economical period.

Short Lets

Do you have a property that you are looking to do some shorter term lets on?

We at Maritime Properties are adept at dealing with short term rentals or holiday rentals and can handle the whole process, from check in, check out and to ensure the property is cleaned and ready for the next occupant.

Short term rentals are a great way to generate extra income on a second home or even for use on a buy to let investment where the return generally tend to be higher. However again there are certain standards of properties that should be used for this purpose. For more information you can contact our short let team who will be happy to advise.



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